



**County of Page, Virginia  
Planning & Community Development  
103 South Court St., Suite B  
Luray, VA 22835**

## **Community Development Review Application**

### **Regulations for Home Occupations**

Home Based / Non-Expedited Application: a home occupation that is incidental or secondary to the use of the dwelling as a residence and shall be restricted to the dwelling only. Home occupation activities shall not occupy more than twenty-five (25%) percent of the living area. No accessory building shall be constructed or used in conjunction with the home occupation. It shall not generate any additional traffic beyond what is customary to residential use. The exterior of the dwelling must show no evidence of the home occupation. There shall be no outside display of products, goods, or commodities in conjunction with the home occupation. The fee for a home occupation home based business is \$50.00 (non-expedited)

Cabin Rentals: the application fee is \$50.00 plus a \$40.80 Building Department trip fee for an inspection of the dwelling. (non-expedited)

Home Occupations in an Accessory Building: Requires a special use permit.

Virtual Business / Expedited Application: All virtual businesses must meet the following:

- Does not require direct vehicular traffic to the dwelling unit by the public for operation of the business
- The primary means of communication in the operation of the business is by telecommunication, facsimile, computer-related activity or other like means of communications.
- No wholesale or retail business shall be permitted unless it is conducted entirely by mail and/or telecommunications.
- Such home occupation shall be subject to all the criteria set forth in §125-15A(1), hereinabove stated, with the exception of required parking spaces set forth in §125-15A(1)(a).
- No use outside storage or display of materials, goods, supplies, or equipment or work areas in relation to the business outside the home.
- No signage allowed. Expedited Application fee \$25.00.

Commercial / Stand Alone Business : Application Fee \$50.00

This application will be reviewed by : Building Official, Zoning Administrator, VDOT, and the Health Department for comments.

Expedited Applications require only approvals by: Building Official and Zoning Administrator

## Community Development Review Application

Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_ email: \_\_\_\_\_  
Last First

Mailing Address: \_\_\_\_\_

Site Address of Business: \_\_\_\_\_

Property Owner (if different than applicant): \_\_\_\_\_ Phone: \_\_\_\_\_  
Last First

Property Owner Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_ Website: \_\_\_\_\_

Zoning Classification: \_\_\_\_\_ Description of Business: \_\_\_\_\_

Is Business: Home Based \_\_\_\_\_ Virtual: \_\_\_\_\_ Rental: \_\_\_\_\_ Commercial: \_\_\_\_\_

Size of Building: \_\_\_\_\_ Space used for business: \_\_\_\_\_ Year Built: \_\_\_\_\_

Accessory Building Being Used: \_\_\_\_\_ Size: \_\_\_\_\_ Attached/Detached: \_\_\_\_\_

Will this business be open to the public and receive customers inside the building? \_\_\_\_\_

Number of Customers per day? \_\_\_\_\_ Number of Children if Daycare: \_\_\_\_\_

Number of Sleepers if cabin rental: \_\_\_\_\_ Number of bedrooms: \_\_\_\_\_

Number of Employees (not including self) \_\_\_\_\_

Sewage Disposal (check one): Septic \_\_\_\_\_ Sewer \_\_\_\_\_

Water Source (check one): Well \_\_\_\_\_ Cistern \_\_\_\_\_ Town Supply \_\_\_\_\_

Directions to property: \_\_\_\_\_

Contractors, Builders & Developers, Architects, and Engineers: State Lic # \_\_\_\_\_

Declaration: I declare that the statements herein given are true, full, and correct to the best of my knowledge and belief.

\_\_\_\_\_  
Date: \_\_\_\_\_

Applicant

\_\_\_\_\_  
Date: \_\_\_\_\_

Owner of Property

*Office Use Only*

☐Expedited ☐Non Expedited

Payment: ☐Check # \_\_\_\_\_ ☐Cash ☐Credit Card ☐Debit Card

Building Official : ☐ Approved ☐ Denied \_\_\_\_\_ Date: \_\_\_\_\_

Zoning Administrator: ☐ Approved ☐ Denied \_\_\_\_\_ Date: \_\_\_\_\_

Health Department: ☐ Approved ☐ Denied \_\_\_\_\_ Date: \_\_\_\_\_

VDOT: ☐ Approved ☐ Denied \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_